

PLAN OF SUBDIVISION

EDITION 1

PS 803931Y/S4

LOCATION OF LAND

PARISH: WOLLERT

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 (PART)

TITLE REFERENCE: C/T VOL 12102 FOL 403

LAST PLAN REFERENCE: LOT S5 ON PS 803931Y/S3

POSTAL ADDRESS: 430 CRAIGIEBURN ROAD
(at time of subdivision) WOLLERT 3750

MGA94 CO-ORDINATES: E: 322 620 ZONE: 55
(of approx centre of land in plan) N: 5 836 810

Council Name: Whittlesea City Council

Council Reference Number: 610171
Planning Permit Reference: 610171
SPEAR Reference Number: S149087P

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 16/02/2021

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification

Digitally signed by: Angela Cuschieri for Whittlesea City Council on 14/10/2021

Statement of Compliance issued: 22/10/2021

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-4	WHITTLESEA CITY COUNCIL

This is a SPEAR plan

Land being subdivided is enclosed within thick continuous lines.

Lots 1 to 700 and S1 to S5 (all inclusive) have been omitted from this plan.

Lot S6 consists of 2 parts.

None of the easements and rights mentioned in sub-section (2) of Section 12 of the Subdivision Act 1988 are implied over any of the land in this plan.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey

STAGING:
This is a staged subdivision
Planning Permit No. 716630

This survey has been connected to permanent marks No(s). 38, 21, 40 & 52
In Proclaimed Survey Area No. -

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS
For details of Owners Corporation(s) including; Purpose, Responsibility and Entitlement and Liability see Owners Corporation Search Report, Owners Corporation Rules and Owners Corporation Additional Information.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL
E-1	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION

RATHDOWNE ESTATE - STAGE 7 (20 LOTS)

AREA OF STAGE - 2.440ha



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

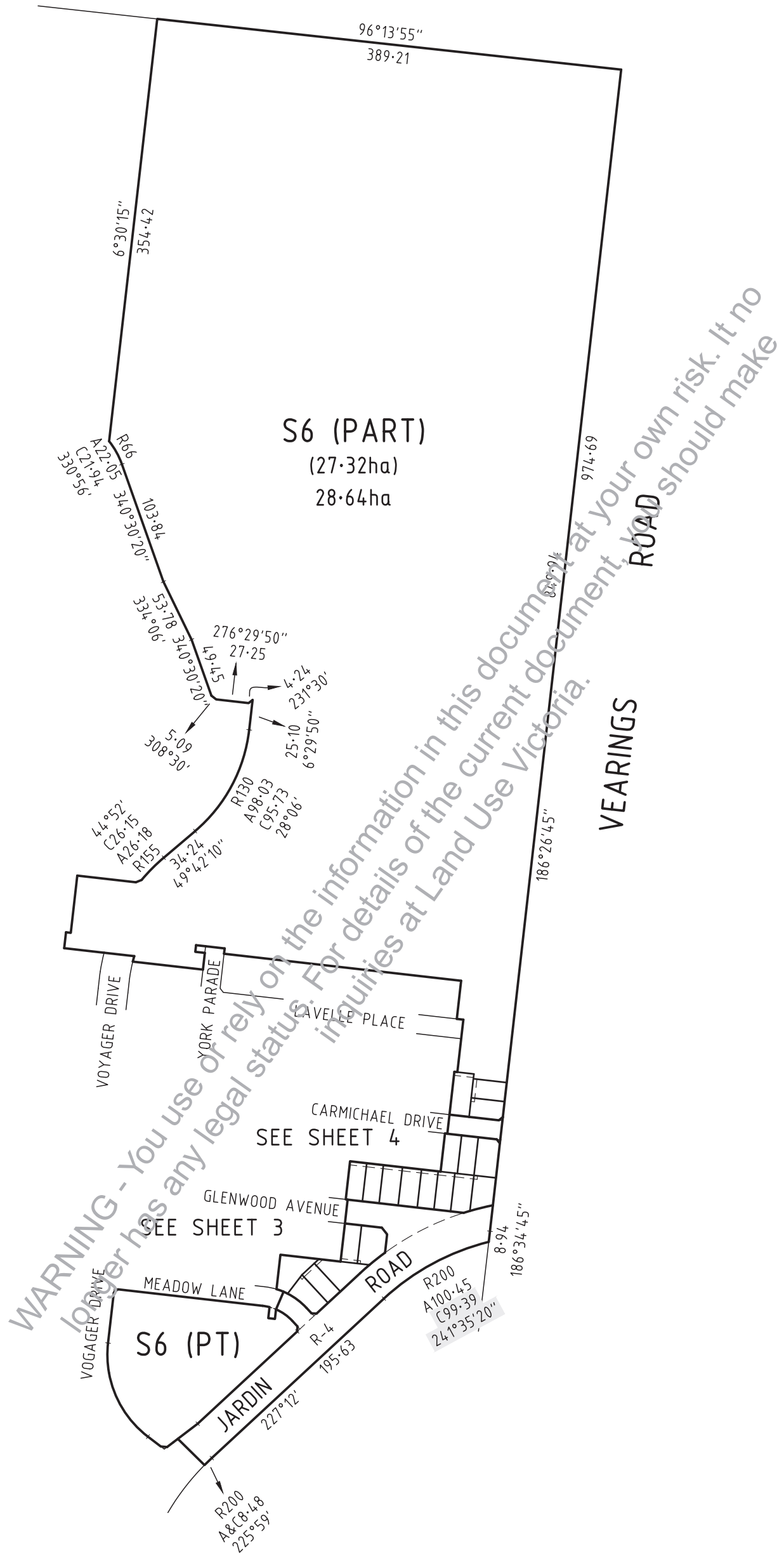
SURVEYORS FILE REF: 307072SV00

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,
Surveyor's Plan Version (4),
11/10/2021, SPEAR Ref: S149087P

ORIGINAL SHEET
SIZE: A3

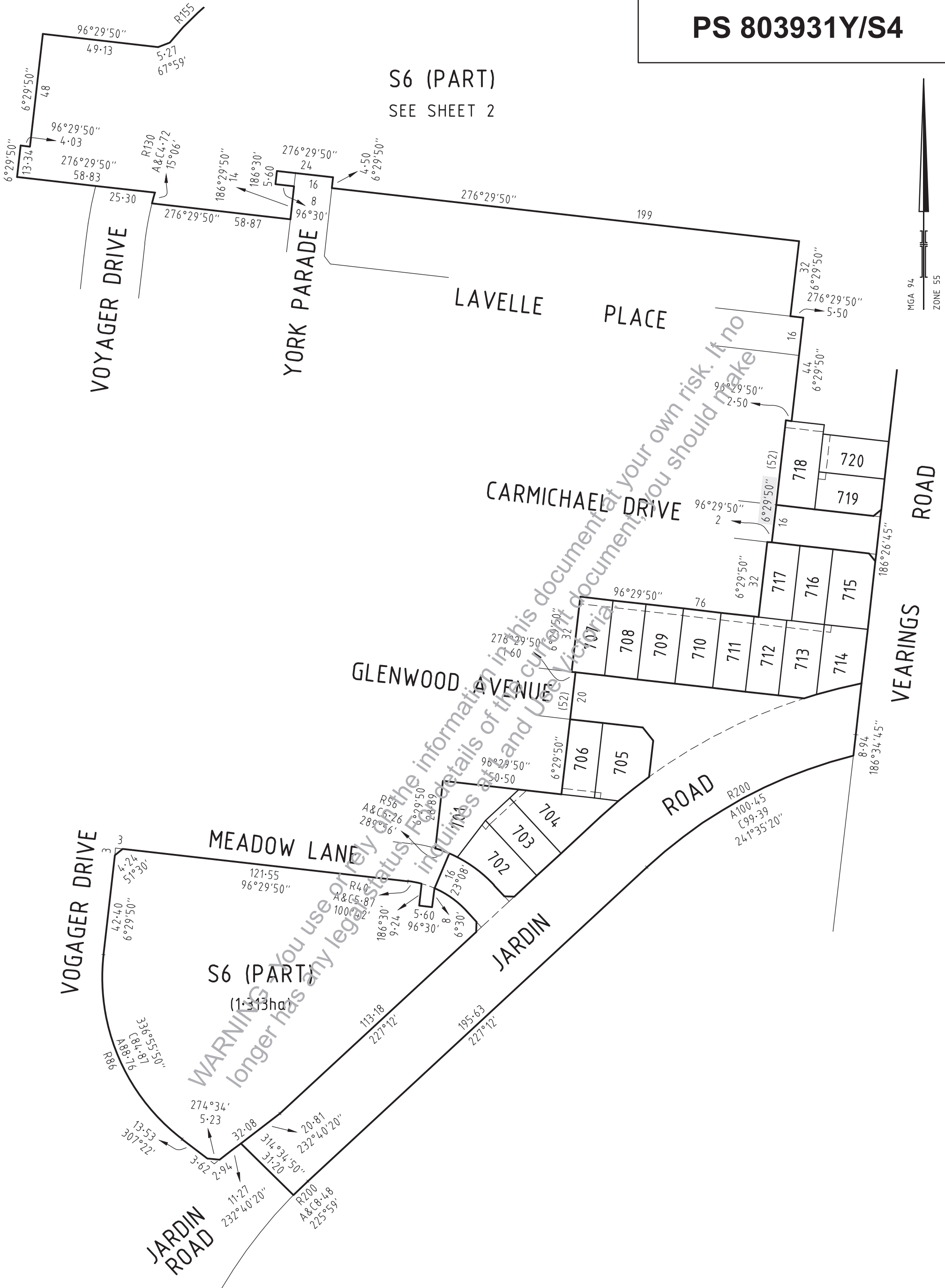
SHEET 1 OF 5

Land Use Victoria Plan Registered
11:33 AM
03/11/2021
Assistant Registrar of Titles



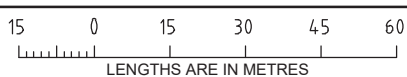
WARNING - You use of rely on the information in this document at your own risk. It no longer has any legal status. For details of the current document, you should make inquiries at Land Use Victoria.

S6 (PART)
SEE SHEET 2



414 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SCALE
1: 1500



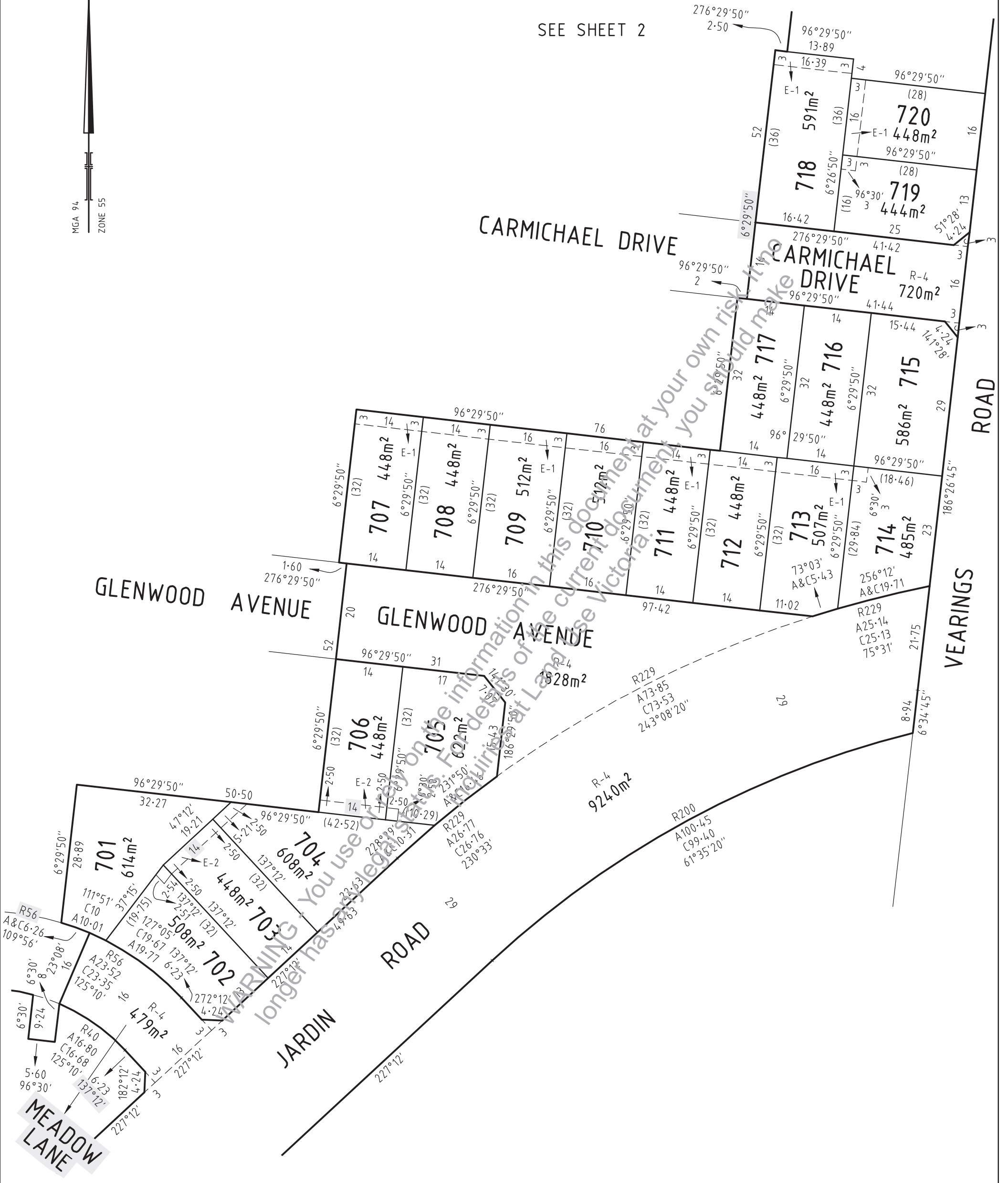
ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,
Surveyor's Plan Version (4),
11/10/2021, SPEAR Ref: S149087P

Digitally signed by:
Whittlesea City Council,
14/10/2021,
SPEAR Ref: S149087P

SEE SHEET 2

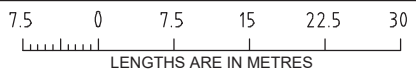


SEE SHEET 2



414 La Trobe Street
 PO Box 16084
 Melbourne Vic 8007
 T 61 3 9993 7888
 spiire.com.au

SCALE
 1: 750



ORIGINAL SHEET
 SIZE: A3

SHEET 4

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,
 Surveyor's Plan Version (4),
 11/10/2021, SPEAR Ref: S149087P

Digitally signed by:
 Whittlesea City Council,
 14/10/2021,
 SPEAR Ref: S149087P

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan.

Land to Benefit: Lots 701 to 720 (both inclusive)
Land to be Burdened: Lots 701 to 720 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his/her heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof;

- (i) Build or cause to be built or allow to be built or allow to remain more than one private dwelling (which expression shall include a house, apartment, unit or flat);
- (ii) Build or cause to be built or allow to be built or allow to remain a dwelling or any other improvements, or carry out cause to be carried out or allow to be carried out any building or construction works on the lot prior to 10 years from the date of registration of this plan unless:
- (A) Copies of building plans, elevations, roof plan, site plan (incorporating setback from all boundaries, building envelope, existing contour, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedule of external colours and materials ("plans") have been submitted to the Design Assessment Panel, at the address in the Design Guidelines (as amended from time to time) or such other entity as may be nominated by the Design Assessment Panel from time to time;
- (B) The plans comply with the Rathdowne Building Design Guidelines, a copy of which can be obtained from the Design Assessment Panel, at the address in the Design Guidelines (as amended from time to time);
- (C) The Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel from time to time has given its written approval to the plans as being in accordance with the "Rathdowne Building Design Guidelines" prior to the commencement of works;
- (iii) Build or cause to be built or allow to remain any fencing:
- (A) Along a front street boundary; and
- (B) Between the front street boundary and the building line; and
- (C) Upon a side or rear boundary of a lot except a fence:
- (a) Which is constructed of timber palings with exposed posts capped across the top of the palings; and
- (b) Which does not exceed 1.8 metres in height excluding a screen erected to meet the requirements of Part 4 of the Building Regulations 2006 in relation to overlooking
- (iv) Construct a dwelling on a lot presenting sideage adjoining any form of open space unless:
- (A) The development consists of a double storey dwelling;
- (B) The development includes passive surveillance features such as large windows and balconies at the first storey level overlooking the adjoining open space; and
- (C) Any fencing of the front yard adjoining the open space is feature style, with a minimum 25% transparency and has a maximum height of 1.50 metres.
- (v) Construct a dwelling or commercial building on any lot unless the building incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering.
- (vi) Build or erect any dwelling or structure other than a dwelling or structure which is built in accordance with Memorandum of Common Provisions registered in dealing number MCP No.AA7709.

CREATION OF RESTRICTION No. 2

The following restriction is to be created upon registration of this plan for lots greater than 300m².

Land to Benefit: Lots 701 to 720 (both inclusive)
Land to be Burdened: Lots 701 to 720 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any burdened lot on this Plan shall not:

- (i) Construct the side wall of the first level of any dwelling on a corner lot less than 900 millimetres from the ground level wall that faces a side street.
- (ii) Construct any garage on a lot between 2.20 metres and 5 metres from the title boundary alignment at the front of the lot.
- (iii) Construct any garage other than a single garage where access is proposed from the lot frontage on a lot with a width of 10 metres or less at the lot frontage.



414 La Trobe Street
 PO Box 16084
 Melbourne Vic 8007
 T 61 3 9993 7888
 spiire.com.au

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,
 Surveyor's Plan Version (4),
 11/10/2021, SPEAR Ref: S149087P

ORIGINAL SHEET
 SIZE: A3

SHEET 5

Digitally signed by:
 Whittlesea City Council,
 14/10/2021,
 SPEAR Ref: S149087P

OWNERS CORPORATION SCHEDULE

PS803931Y/S4

Owners Corporation No.	1	Plan No.	PS803931Y/S4
Land affected by Owners Corporation	Lots: All of the Lots in the table below		
	Common Property No.:		

Limitations of Owners Corporation:	Unlimited
------------------------------------	-----------


Notations

Totals		
	Entitlement	Liability
This schedule	1200	201
Previous stages	1690	1611
Overall Total	2890	1812

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
701	10	10									
702	10	10									
703	10	10									
704	10	10									
705	10	10									
706	10	10									
707	10	10									
708	10	10									
709	10	10									
710	10	10									
711	10	10									
712	10	10									
713	10	10									
714	10	10									
715	10	10									
716	10	10									
717	10	10									
718	10	10									
719	10	10									
720	10	10									
S6	1000	1									

WARNING - You use or rely on the information in this document at your own risk. It no longer has any legal status. For details of the current document, you should make inquiries at Land Use Victoria.

	Level 6 414 La Trobe Street Melbourne VIC 3000 PO Box 16084 Melbourne VIC 8007	SURVEYORS FILE REFERENCE: 307072SV00	SHEET 1
		Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor, Surveyor's Plan Version (4), 11/10/2021, SPEAR Ref: S149087P	Digitally signed by: Whittlesea City Council, 14/10/2021, SPEAR Ref: S149087P

OWNERS CORPORATION SCHEDULE

PS803931Y/S4

Owners Corporation No. 1

Plan No. PS803931Y

Land affected by Owners Corporation: All of the Lots in the table below

Common Property No.:

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	1200	201
Balance of existing OC	1610	1610
Overall Total	2810	1811

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
701	10	10									
702	10	10									
703	10	10									
704	10	10									
705	10	10									
706	10	10									
707	10	10									
708	10	10									
709	10	10									
710	10	10									
711	10	10									
712	10	10									
713	10	10									
714	10	10									
715	10	10									
716	10	10									
717	10	10									
718	10	10									
719	10	10									
720	10	10									
S6	1000	1									

WARNING - You use or rely on the information in this document at your own risk. It no longer has any legal status. For details of the current document, you should make inquiries at Land Use Victoria.



SURVEYORS FILE REFERENCE: 307072SV00

SHEET 1

ORIGINAL SHEET
SIZE: A3

Digitally signed by: Mark Oswald Stansfield, Licensed Surveyor,
Surveyor's Plan Version (4),
11/10/2021, SPEAR Ref: S149087P

Digitally signed by:
Whittlesea City Council,
14/10/2021,
SPEAR Ref: S149087P